

55/93 Smith St, Darwin City, NT, 0800

CENTRAL

Unit For Sale

Saturday, 31 August 2024

55/93 Smith St, Darwin City, NT, 0800

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Million Dollar View

For more property information including body corporate and reports text 55SMT to 0488 810 057

Relaxing by the pool or basking in the sun by day then spend your nights overlooking the city lights and sunsets from the 14th floor of this inner-city abode. Ideal as a move in (or rent out) ready apartment, this turn key option is great for the city dweller or holiday maker.

Positioned on the 14th floor with sweeping views of the city and ocean below, the home captures the whipping sea breezes to keep it cool and offers spectacular views as well. The sunsets and storms will amaze and cracker night will delight.

The home has a large open plan living and dining area with double opening doors that showcase the verandah and the views. The kitchen includes wrap around counters with a wall oven and a dishwasher as well as overhead cupboards and city views framed in the windows.

Of the two bedrooms, the master is the largest and includes an ensuite bathroom and a wall of built in robe storage along with carpeted flooring and A/C. bedroom 2, though slightly smaller, still includes a robe and of course, amazing city views. The main bathroom offers a relaxing bath tub / shower combo and a vanity with storage, just outside is the laundry facilities and a hallway linen closet for additional storage space.

The complex includes a staffed reception desk along with dual elevator access, secure lobby with fob key and intercom along with a resort style swimming pool and outdoor entertaining area with BBQ / dining areas.

Spend your free time exploring the CBD, saying 'yes' to those last minute coffee dates with mates or just enjoying the breezy city life from your balcony.

Features and Benefits:

- 14th floor apartment with sweeping city and sea views
- Watch the sunsets and storms roll in
- Foyer with space to kick off your shoes and drop your bag
- Generous open plan living and dining areas with tiled flooring
- Separate kitchen has wrap around counters, overhead storage space
- Wall oven and dishwasher in the kitchen, windows frame the views
- Double opening doors from the living room to the balcony
- Balcony enjoys sweeping views over the city below
- Master bedroom suite with ensuite bathroom and wall of robe storage
- Bedroom 2 also has city views, carpeted flooring
- Main bathroom has a bath tub / shower combo and storage under the vanity
- Internal laundry room with storage space, hallway linen closet
- Fob key and intercom, staffed lobby with dual elevators
- Swimming pool and tropical gardens, resort style accommodation

Around the Suburb:

- Walk to the CBD in moments
- Jump on an organised scooter to shoot in the city
- Nearby cafes, employment and more
- 5 minutes to the Water Front Precinct
- 5 minutes from Cullen Bay Marina

Council Rates: Approx. \$1720 per annum

Area Under Title: 101 sqm

Year Built: 1984

Zoning: CB (Central Business)

Status: Vacant Possession

Rental Estimate: Approx. \$570 - \$600 per week.

Body Corporate: Castle Real Estate

Body Corporate Levies: Approx. \$2,334 per quarter.

Vendors Conveyancer: Law Lab Conveyancing

Building Report: Available on request

Pest Report: Available on request

Settlement period: 45 days or on variation request.

Deposit: 10% or variation on request

Easements as per title: none found